

# LIVE VINE Vineyard & Winery

743 Luds Way, Oroville, CA 95965

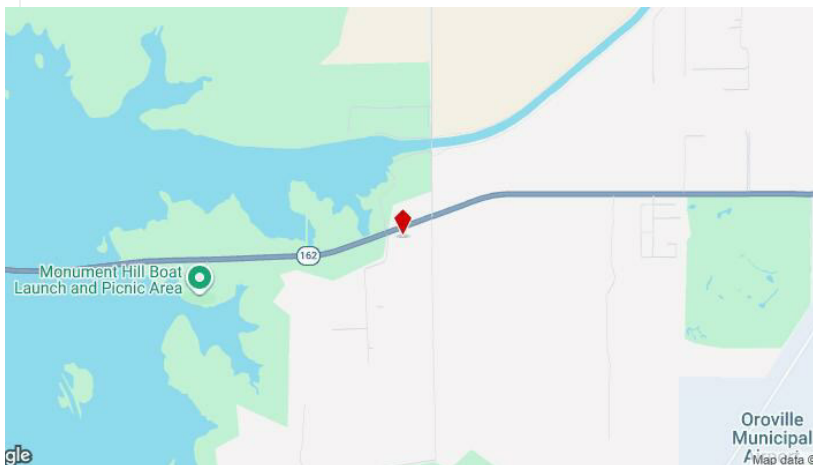


**Price: \$808,000**

Discover the rarest of winery gems in Butte County. LIVE VINE Vineyard & Winery is a fully operational, family-operated boutique winery offering a serene "ground-to-bottle" experience. In addition to on site winery operations, the tasting room has become known as one of the best pizza restaurants in the county. The property is a popular venue for gatherings and community nights. Positioned in a tranquil country setting, it is the only winery in Oroville featuring stunning lakeside views of the Thermalito Afterbay.

The newly completed (2024) tasting room is strategically located in a rural residential neighborhood right off highways 162 and 99 providing easy access. Zoning in this area is designed to balance residential life with "small farmsteads" and rural activities, offering significant flexibility for future development beyond its current use as a boutique winery. While currently a vineyard, it is believed the land can be used for any crop cultivation, orchards, nurseries, private stables animal grazing, and on-site agricultural product sales allow for a farm stand to complement the existing winery tasting room.

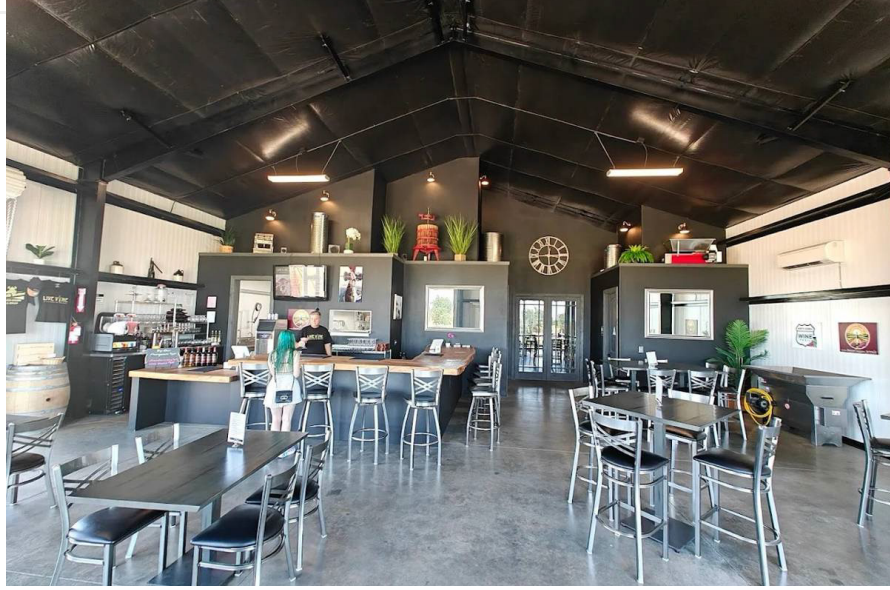
Sales price includes business furniture, fixtures, and equipment, as well as real property. The current wine inventory to be negotiated. Seller is retiring and willing to work with buyers to learn the craft.



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For more information contact:  
Susan Smith at 530-566-7942 or [susan@livevinewines.com](mailto:susan@livevinewines.com)

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The property grows Viognier, Barbera, Mourvedre, and Chenin Blanc. All vines are hand-trimmed and cared for with artisan precision. The winery also utilizes additional Syrah, Grenache, and Zinfandel grapes grown locally, and purchases other varietal grapes from a vineyard in Lodi. Current production is approximately 400 cases of wine annually, ensuring exclusivity and high demand from a dedicated wine club. Beyond traditional grapes, the winery also produces a popular line of hard ciders, meads, and agave seltzers. The tasting room features a handcrafted 28-foot wrap-around redwood bar, indoor air-conditioned seating, and a spacious outdoor patio. The venue currently serves a popular yet limited menu of freshly made-to-order pizzas, salads, and charcuterie. With lots of room for potential growth, the possibilities for this property are endless and the picturesque indoor/outdoor space is an ideal setting for your next venture.

## Offered at \$808,000

**Susan Smith, Broker**

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Inventory to be negotiated separately. Conventional purchase preferred, but sellers are willing to split the real estate from the business sale and offer seller financing on the business with an associated lease or lease with option on the real estate for the right buyer. See the financing flyer for more details.





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## Property Photos

